

218,134 SF
Available for Lease



Constellation Trade Center
490 Bill Burnett Drive, El Paso, TX 79928



Available for Occupancy



green ⚡ ready

Building 1.....	LEASED
Building 2.....	LEASED
Building 3.....	218,134 SF

Total **218,134 SF**

- Master planned business park in El Paso's highly desired East submarket.
- Excellent access to I-10 (<1 mile), Zaragoza Port of Entry (5 miles) and El Paso International Airport (11 miles).
- State-of-the-art design including high clear heights (32'-36' min), multiple points of ingress/egress with full circulation, significant auto/trailer parking, ESFR sprinkler systems and LED lighting.
- Access and circulation designed for secured truck courts to allow for participation in the CTPAT program.
- "Green ready" design, including conduit for EV charging and roof spec sufficient for solar, to accommodate tenant-specific ESG needs.

218K
SF available

32' - 36'
clear height

<1 mile
to I-10

~5 Miles
to Zaragoza
Port of Entry

A Development of
 **constellation**
real estate partners
&
CROW HOLDINGS
CAPITAL

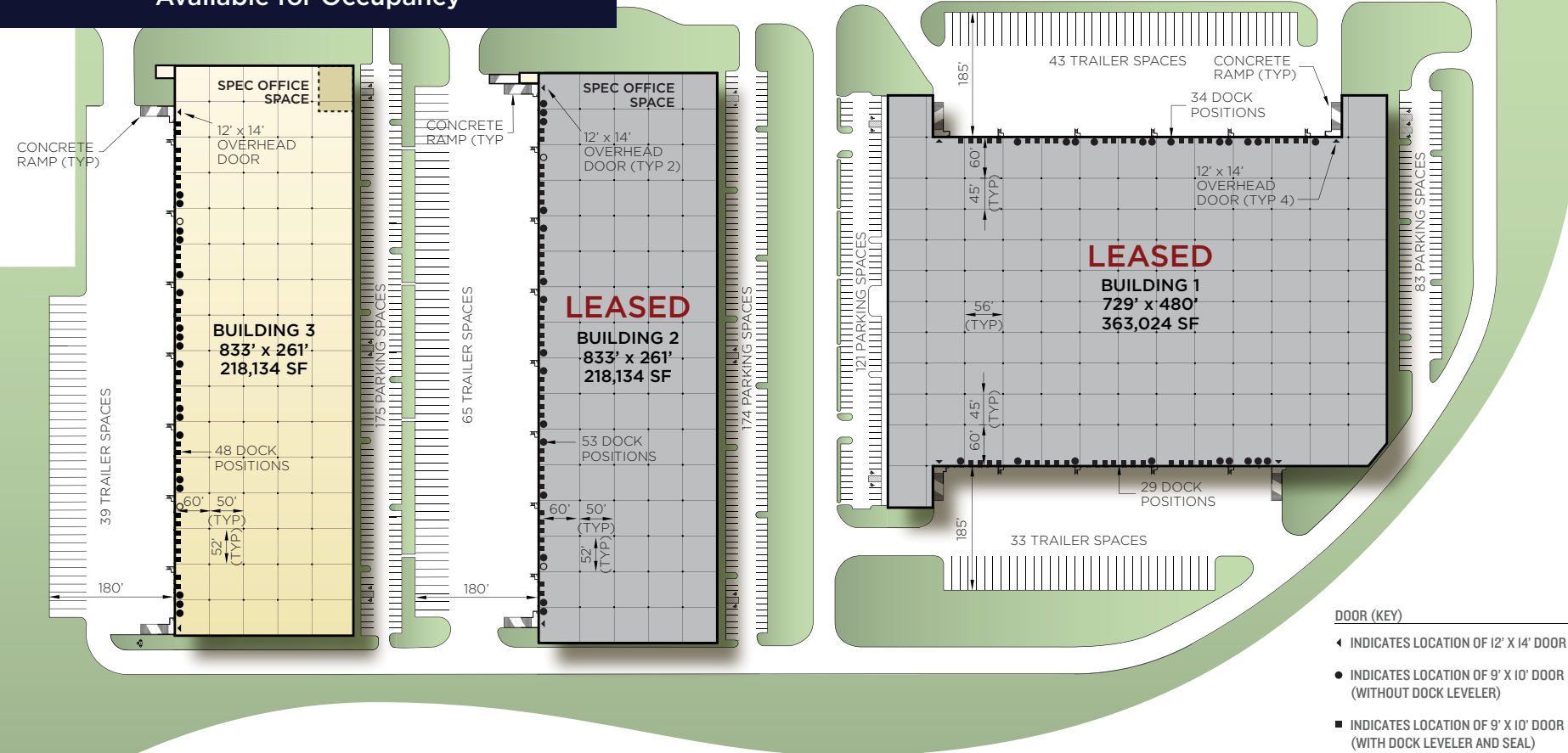
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Constellation Trade Center

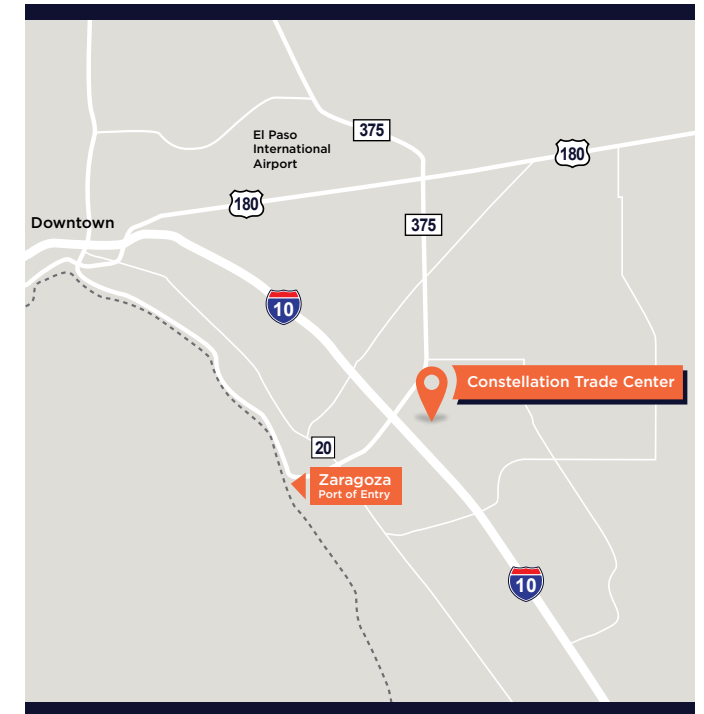
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BUILDING 3

- 218,134 SF
- Spec Office Space: 4,019 SF
- 32' minimum clear height
- 180' truck court
- 39 trailer spaces
- 175 parking spaces



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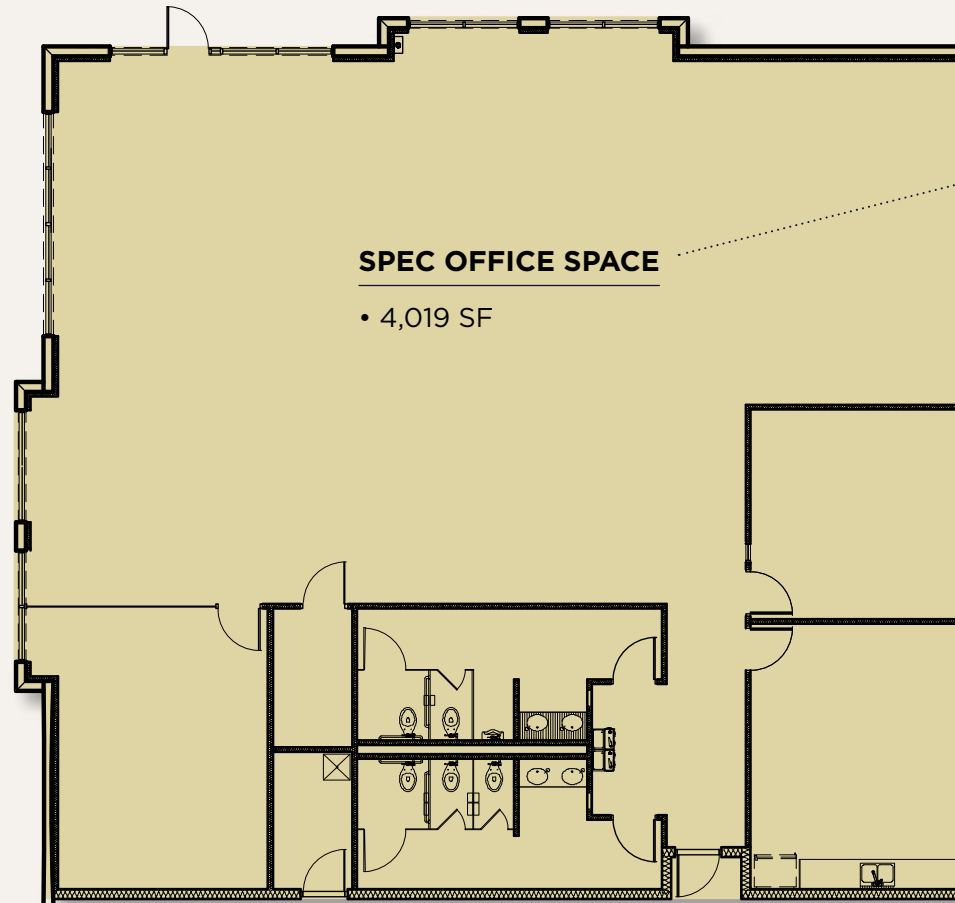
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BILL BURNETT DRIVE

SPEC OFFICE
SPACE

BUILDING 3
833' x 261'
218,134 SF

LEASED

BUILDING 2
833' x 261'
218,134 SF

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